

20210927000470420
09/27/2021 03:20:12 PM
DEEDS 1/4

Commitment Number: 210108099
Seller's Loan Number: 0013202775

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg PLLC, Attorneys At Law, 101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Member of the Alabama Bar and licensed to practice law in Alabama.

After Recording Return To:

ServiceLink, LLC

1400 Cherrington Parkway

Moon Township, PA 15108

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
10 6 23 0 003 040.000

SPECIAL/LIMITED WARRANTY DEED

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE ON BEHALF OF THE CERTIFICATEHOLDERS OF THE HSI ASSET SECURITIZATION CORPORATION TRUST 2007-HE2, whose mailing address is **3217 S. Decker Lake Dr., Salt Lake City, UT 84119**, hereinafter grantor, for \$329,900.00 (Three Hundred Twenty Nine Thousand Nine Hundred Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to **JOHN G. REAMER, JR.**, hereinafter grantee, whose tax mailing address is **96 SPRING ROAD, BIRMINGHAM, AL 35242**, the following real property:

The following described real estate situated in Shelby county, Alabama, to-wit:

LOT 13, BLOCK 2, ACCORDING TO THE SURVEY OF SUMMER PLACE 2ND SECTOR AS RECORDED IN MAP BOOK 17, PAGE 132 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. SECTION 23 TOWNSHIP 19 SOUTH RANGE 2 WEST.

Property Address is: 96 SPRING ROAD, BIRMINGHAM, AL 35242

Being the same property conveyed to DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE ON BEHALF OF THE CERTIFICATEHOLDERS OF THE

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HSI ASSET SECURITIZATION CORPORATION TRUST 2007-HE2 in Inst# 20210217000079020 recorded 2/17/2021 in the probate office of Shelby County, Alabama.

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Grantor will warrant and defend against all lawful claims of all persons claiming by, through or under grantor, and no others.

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Executed by the undersigned on SEP 10 2021:

**DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE ON
BEHALF OF THE CERTIFICATEHOLDERS OF THE HSI ASSET
SECURITIZATION CORPORATION TRUST 2007-HE2, By Select Portfolio
Servicing, Inc., as Attorney in Fact**

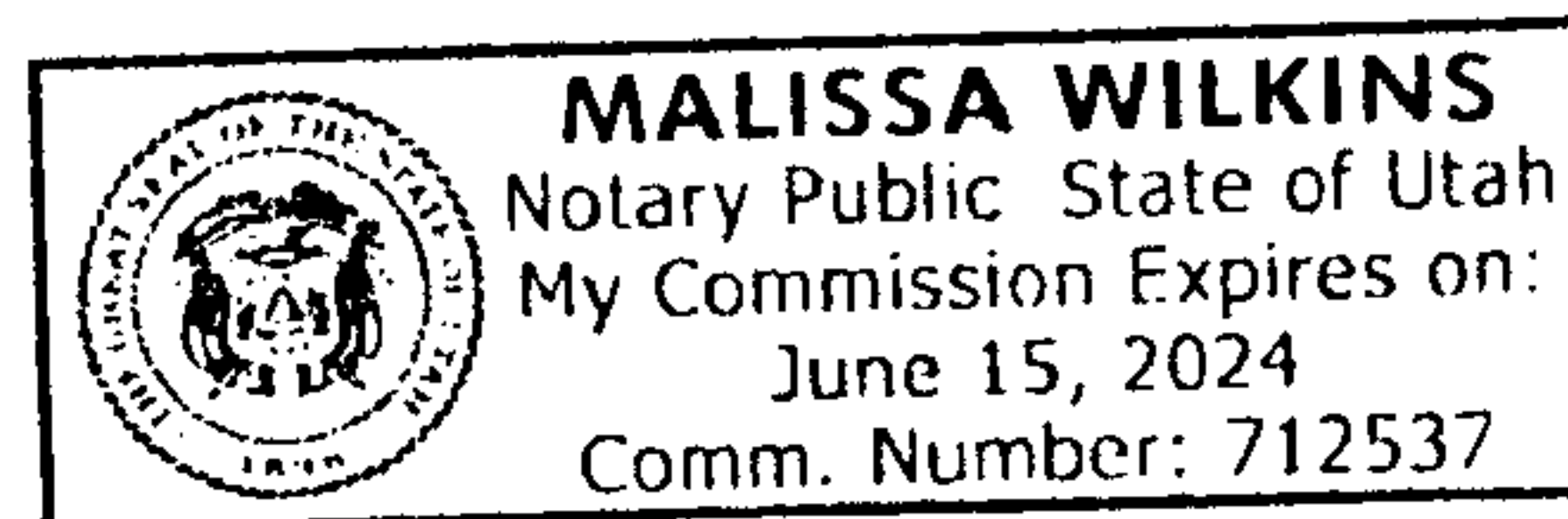
By: [Signature] SEP 10 2021
Name: Conrad Stribakos
Its: DOC. CONTROL OFFICER

STATE OF Utah
COUNTY OF Salt Lake

The foregoing instrument was acknowledged before me on SEP 10 2021. Before me, Malissa Wilkins, a Notary Public of said State and County aforesaid, personally appeared Conrad Stribakos Its Document Control Officer on behalf of Select Portfolio Servicing, Inc., as Attorney in Fact for **DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE ON BEHALF OF THE CERTIFICATEHOLDERS OF THE HSI ASSET SECURITIZATION CORPORATION TRUST 2007-HE2** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself or herself to be Document Control Officer of Select Portfolio Servicing, Inc. its Attorney In Fact, and that he or she executed the foregoing instrument for the purposes contained herein by personally signing the above described instrument.

Given under my hand an official seal this SEP 10 2021

[Signature]
Notary Public



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name DEUTSCHE BANK NATIONAL T
 Mailing Address 3217 S DECKER LAKE DR
SALT LAKE CITY UT 84119

Grantee's Name JOHN G. REAMER JR.
 Mailing Address 96 SPRING ROAD
BIRMINGHAM, AL 35242

Property Address 96 SPRING ROAD
BIRMINGHAM, AL 35242

Date of Sale 09/10/2021

Total Purchase Price \$ 329900.00

or

Actual Value \$ _____

or

Assessor's Market Value \$ _____

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 09/27/2021 03:20:12 PM
 \$361.00 JOANN
 20210927000470420

Allen S. Bayl

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale

☐ Appraisal

☐ Sales Contract

☐ Other _____

☒ Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 09/27/2021

Print Michael Webb

Unattested

[Signature]
 (verified by)

Sign

[Signature]

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1